

STAFF REPORT

Lancaster Redevelopment Agency

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08/11/09
MVB

Date: August 11, 2009

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 44330 Beech Avenue, Lancaster, California**

Recommendation:

- A. Approve the Agreement for the Acquisition of Real Property between the Lancaster Redevelopment Agency and Horiconte Investments, LLC for property located at 44330 Beech Avenue, Lancaster, California.

- B. Adopt Agency **Resolution No. 16-09** regarding its intention to issue Tax Exempt Obligations.

- C. Appropriate \$720,000.00 from Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund Balance to Parkview Neighborhood Foreclosure Acquisition Account No. 920-0802-820.

Fiscal Impact:

The total purchase price is \$720,000.00, plus closing costs, for the property located at 44330 Beech Avenue, will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-0802-820. This amount will be reimbursed from the proceeds of the proposed Tax Allocation Bond, which the Agency will consider at a future meeting.

Background:

On June 23, 2009, the Agency Board directed staff to undertake actions necessary to implement and complete the approved Parkview Master Vision Plan (PMVP). The PMVP is generally bounded by 10th Street West to Sierra Highway, and Avenue J to Avenue K.

The basis for this action was the concern with the overall lack of maintenance, structural deterioration of the housing stock, increased criminal activity and drug dealing in areas next to schools and commercial properties, imposed prior patterns of poor traffic circulation, and limited neighborhood access. These negative factors compound the problems and add to the general physical, social and economic obsolescence of uses throughout the neighborhood requiring a need for a multi-faceted approach to correct specific problems, combined with an overall strategy of rehabilitation.

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The primary objectives for the PMVP are to redevelop areas involving inconsistent patterns and densities of multi-family residential uses; to mitigate the conflict of uses between the incompatible nature of some of the uses (e.g. hospital, mobile home park, schools, commercial strip centers and residences); to develop programs for the redevelopment and rehabilitation of older commercial and residential properties; to enhance circulation and access; to ensure and facilitate the construction of new infrastructure to support neighborhood growth and future investment; and to create implementation tools and comply with environmental standards in order to realize the potential benefits from the resultant vision plan.

Recently staff was contacted by Re/Max Commercial Brokerage regarding a 12-unit apartment building recently listed with their firm. This property is located within the targeted multi-family residential areas on the east side of Beech Avenue. This property is of particular interest to the Agency's revitalization efforts because of the increased number of service calls to the Los Angeles County Sheriff's Department over the past several years especially those areas where higher density homes interface with commercial activity.

During negotiations, staff determined that the purchase price of \$720,000 for this property was fair and equitable for both buyer and sellers.

EB:LA:de

Attachments:

1. Site Map
2. Resolution No. 16-09